

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911/ FAX (916) 327-2643
www.hcd.ca.gov



July 12, 2013

Ms. Kimberly Brandt, Director
Community Development Department
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658

Dear Ms. Brandt:

RE: Review of the City of Newport Beach's 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Newport Beach's draft housing element update received for review on May 24, 2013, along with additional revisions received on July 9th, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The Department conducted a streamlined review of the draft housing element based on the City meeting eligibility criteria detailed in the Department's Housing Element Update Guidance. The review was facilitated by a telephone conversation on June 24, 2013 and various other communications with Mr. Jamie Murillo, Ms. Melinda Whelan, and Mr. James Campbell, of your staff. In addition, the Department considered comments from the Kennedy Commission pursuant to Government Code Section 65585(c).

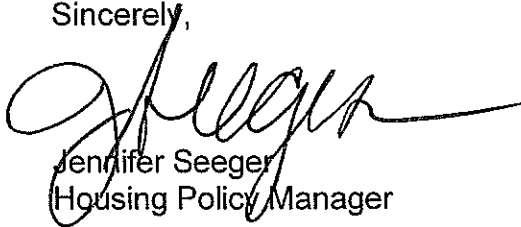
The draft element addresses the statutory requirements of State housing element law. For example, the element demonstrates adequate sites to accommodate the regional housing need. As a result, the element will comply with Article 10.6 of the Government Code once adopted and submitted to the Department, pursuant to Section 65585(g).

Senate Bill 375 (Chapter 728, Statutes of 2008) added Section 65588(e)(4) regarding timely adoption of the housing element. Localities on an eight-year planning period that do not adopt the housing element within 120 calendar days from the statutory due date (October 15, 2013 for SCAG localities) are required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work of Mr. Murillo and Ms. Whelan throughout the review of the housing element and looks forward to receiving Newport Beach's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Seeger", with a long horizontal flourish extending to the right.

Jennifer Seeger
Housing Policy Manager